

# \$635,000 - 2287 Mons Avenue Sw, Calgary

MLS® #A2215688

## \$635,000

3 Bedroom, 2.00 Bathroom, 1,146 sqft

Residential on 0.07 Acres

Garrison Woods, Calgary, Alberta

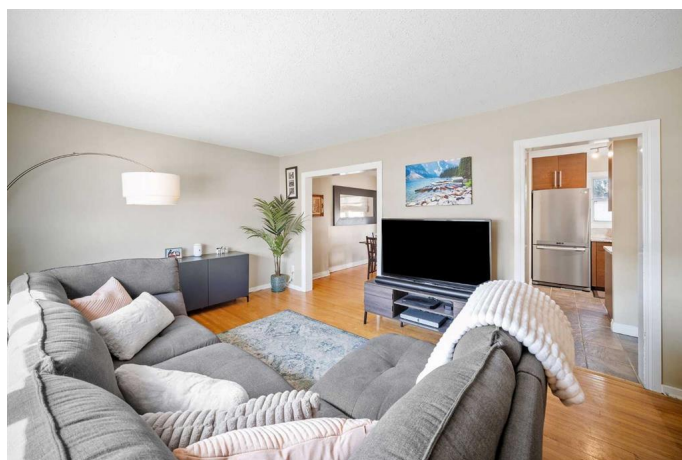
OPEN HOUSE Sat May 3, 1:30-4PM. This impeccably kept home in a great location in Marda Loop / Garrison Woods is bright and spacious with a very functional floor plan. There is a beautifully updated kitchen with granite counters, upgraded stainless appliances, gas range and the cabinets are a great use of space. Large living room has a bright and sunny window, room for a large sectional and large TV and walks through to the dining room and kitchen. Walk out your back door to a south facing fenced backyard with patio for sunny evenings and entertaining. Easy landscaping and double car garage. 3 good sized bedrooms up with larger closets! There is a soaker tub in the main bathroom plus a linen closet on this level. Lower level has a perfect family room and large storage / laundry area. New furnace and hot water tank in 2019. This home is surrounded by walking paths and parks, it is walking distance to great shops, trendy restaurants and cafes and it is close proximity to multiple schools (including Mount Royal University and private schools), day cares, Crowchild Trail & 17th Ave for easy access and commuting! And excellent community.

Built in 1999

## Essential Information

MLS® # A2215688

Price \$635,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,146
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2287 Mons Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5L2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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